



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION MEETING

September 4, 2012
1209-DP-10 / 1209-SIT-06
Exhibit 1

Petition Number: 1209-DP-10 & 1209-SIT-06

Subject Site Address: 720 Liberty Drive

Petitioner: CrossRoad Engineers, P.C.

Representative: Greg Ilko

Request: CrossRoad Engineers, P.C. requests Development Plan Review and Site Plan Review for an addition to the existing structure and additional parking on approximately 4.1 acres in the SF-3 (cluster) District.

Current Zoning: SF-3 (cluster)

Current Land Use: Vacant

Approximate Acreage: 4.1 acres

Zoning History: 99-AP-2 (Approved Development Plan)

Exhibit:

1. Staff Report
2. Aerial Location
3. Elevation Plans
4. Petitioner's Plan

Staff Reviewer: Andrew P. Murray

Procedural

- Technical Advisory Committee (the "TAC") Meeting 08/21/2012
- Advisory Plan Commission (the "APC") Notice Deadline 08/24/2012
 - Public notifications of the September 4, 2012 public hearing shall be provided in accordance with the APC Rules of Procedure.
- APC First Meeting (Public Hearing) 09/04/2012
 - Development Plan Reviews require a public hearing.



Project Overview

Project Location

The subject property is approximately 4.1 acres located in the Centennial subdivision (the "Property"). The Property is currently zoned Single-Family 3 (Cluster) District (SF-3 Cluster).

Project Description

The proposal includes a 12,000 square-foot building expansion to the west side of the existing structure. The relocated entrance to the building shall be built on the south side of the existing structure, along with a new overhead canopy and drop off area. An additional 38 parking spaces are proposed to be built to the south of the structure, just east of the existing parking facilities. The existing lot and drive aisles are to be reconfigured by ways of curb removal and striping.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

F. General Business District (WC 16.04.050)

1. Permitted Uses (Churches) - Compliant
2. Special Exceptions – Not Applicable to this Petition
3. Permitted Home Occupations – Not Applicable to this Petition
4. Minimum Lot Area – None
5. Minimum Lot Frontage on Road – None
6. Minimum Setback Lines
 - Front Yard (20') – Compliant
 - Side Yard (20') – Compliant
 - Rear Yard (30') – Compliant
7. Maximum Building Height (50') – 21.75' Proposed - Compliant
8. Minimum Ground Level Square Footage – None



9. Parking (WC 16.04.12) – **Staff is working with petitioner to meet compliance (surface thickness)**

10. Loading and Unloading Berths not visible from roadway - Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Not Applicable to this Petition

3. Subdivision Control Ordinance

The Subdivision Control Ordinance is not applicable to this petition.

4. Development Plan Review (WC 16.04.165)

D1a. Site Access and Site Circulation

1. Access Locations

Access to the site was reviewed by the Westfield Public Works Department. - Compliant

2. Safe and Efficient movement to and from site

Access to the site was reviewed by the Westfield Public Works Department. Perimeter pedestrian pathway is installed per previous development plan approval. - Compliant

3. Safe and Efficient movement in and around site

Internal sidewalks and adequate aisle space provide for safe and efficient movement in and around the site. - Compliant

D1b. Landscaping (WC 16.06.010) – **Staff is working with petitioner to meet compliance**

WC 16.06.040

- **Plant materials shall be placed intermittently against long expanses of building walls to provide softening effect.**

WC 16.06.050 On-site Requirements

- **Total on-site plantings to be addressed.**

WC 16.06.050 Road Frontage Standards – None required

WC 16.06.060 Buffer Yard Requirements (calculations based on impacted areas)

- **Buffer plantings to be added to Landscape Plan**



WC 16.06.070 Parking Area Landscaping

- **Perimeter parking lot plantings to be added to Landscape Plan**

D1c. Lighting – **Staff is working with petitioner to meet compliance**

D1d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D1e. Building Orientation - Compliant

D1f. Building Materials – **Staff is working with petitioner to meet compliance**

- **Building materials shall be identified on proposed elevation plans. Materials must be compatible with existing structure.**
- **Proposed dumpster shall be completely enclosed using the following; a 6', opaque wall or fence, a 6' berm or a 6' high evergreen screen planted nine feet on center in a double staggered row. Rendering to be provided.**

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the property as "Existing Suburban Residential". The proposed project for additions to an existing church generally complies with the intent of "Existing Suburban Residential" policies.

6. Street and Highway Access

No new access points proposed to site.

7. Street and Highway Capacity

The project has been reviewed by the Westfield Public Works Department.

8. Utility Capacity

Utility capacity to serve the Property is sufficient

9. Traffic Circulation Compatibility

The site circulation pattern of the Property has been reviewed and approved by the Westfield Fire Department and the Westfield Public Works Department.



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Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.